



52 Canal Street, PERTH

The subjects comprise a substantial commercial building located in city centre.

- Former Auction Rooms
- Attractive Period Building
- Public car park close by
- Gia 19,625 sq ft



LOCATION

Perth, Scotland's newest City has a resident population of approximately 46,000 people with the population of the surrounding catchment area estimated to be in the region of 130,000.

The city is situated approximately 22 miles west of Dundee, 40 miles north of Edinburgh and 60 miles north east of Glasgow being ideally positioned in relation to the surrounding road and motorway network. The city has the benefit of a diverse, economic base whilst also being a popular all year round tourist destination.

More precisely, the subjects lie on the South side of Canal Street, which forms part of Perth's inner ring road.

The approximate location is shown by the attached Ordnance Survey extract plan.

DESCRIPTION

The subjects comprise a substantial mid terraced period building. The original building, we estimate to date from 19th century, is of traditional stone and slate construction incorporating a mock Tudor fascade. The subjects may be suitable for a variety of uses, subject to the appropriate consents. The property is Listed B, being of special Historical and Architectural Interest.

The subjects are located adjacent to a large public car park.

ACCOMMODATION

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th edition) and estimate the following Gross Internal Floor Areas to be as follows:

FLOOR	AREA
Ground	10,210 sq ft (948.5 sq m)
First	8,415 sq ft (781.7 sq m)
Attic	1,000 sq ft (92.9 sq m)

TERMS

Offers are invited for our clients heritable interest in the subjects.

Alternatively, the subjects are offered on leasehold terms, either in part or whole. Further information from the sole letting agents.

EPC

Band G.

RATING ASSESSMENT

The subjects are currently entered into the Valuation Roll with the Rateable Value of £16,500.

The unified Business Rate 2017/2018 is 46.6p, excluding water and sewage rates.

VAT

For the avoidance of doubt all figures quoted are exclusive of VAT. Any prospective tenants/purchasers should satisfy themselves independently as to the incidence of VAT involved in any transaction.

ENTRY

The subjects are available for entry upon completion of the legal matters.

FURTHER INFORMATION

Further information and viewing arrangements are available by contacting the sole Letting Agents, Messrs Graham + Sibbald

To arrange a viewing contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2018